



WEST VALLEY CITY REDEVELOPMENT AGENCY
3600 CONSTITUTION BOULEVARD
WEST VALLEY CITY, UTAH 84119

KAREN LANG, CHAIR
STEVE BUHLER, VICE CHAIR

A Special Regular Meeting of the West Valley City Redevelopment Agency will be held on Tuesday, March 10, 2015, at 6:30 PM, or as soon thereafter as the City Council Meeting is completed, in the City Council Chambers, West Valley City Hall, 3600 Constitution Boulevard, West Valley City, Utah. Members of the press and public are invited to attend.

Posted 03/04/2015, 3:00 p.m.

A G E N D A

1. Call to Order - Chairperson Lang
2. Roll Call
3. Blight Hearing and Presentation of Evidence of the Existence or Nonexistence of Blight Within the South Redwood Road Urban Renewal Survey Area
 - A. Overview of Survey Area Selection Rationale and Description of Involved Property - Jeff Jackson, Economic Development Manager
 - B. Presentation of a Blight Study and Evidence Supporting Blight Within the Survey Area - Jon Springmeyer, Bonneville Research
 - C. Examination and Cross Examination of Witnesses Providing Evidence of Blight by Record Owners of Property Located Within the Survey Area or by Their Representatives
 - D. Presentation of Evidence and Testimony Concerning Existence or Nonexistence

West Valley City does not discriminate on the basis of race, color, national origin, gender, religion, age or disability in employment or the provision of services.

If you are planning to attend this public meeting and, due to a disability, need assistance in understanding or participating in the meeting, please notify the City eight or more hours in advance of the meeting and we will try to provide whatever assistance may be required. The person to contact for assistance is Sheri McKendrick.

of Blight and/or the Desirability of Selecting a Project Area and Drafting a Project Area Plan, Including Expert Testimony, by Record Owners

- E. Presentations by Other Interested Persons Concerning the Existence or Nonexistence of Blight and/or the Desirability of Selecting a Project Area and Drafting a Project Area Plan, Including Expert Testimony, by Other Interested Parties and Taxing Entities
 - F. Close Public Hearing
4. Consideration of the Issue of Blight Within the Survey Area and the Evidence and Information Relating to the Existence or Nonexistence of Blight
 5. Consideration of the Adoption of Resolution No. 15-02 Making a Finding of Blight, Selecting a Project Area, and Authorizing the Preparation of a Project Area Plan
 6. Adjourn

Item: _____
Fiscal Impact: _____ N/A
Funding Source: _____ N/A
Account #: _____ N/A
Budget Opening Required: ☐

ISSUE:

A resolution finding the existence of blight in the South Redwood Road survey area and directing the preparation of a project area plan.

SYNOPSIS:

This resolution finds the existence of blight in the South Redwood Road survey area and directs the preparation of a project area plan as a step toward establishing a new urban renewal area.

BACKGROUND:

On December 3, 2013, the Agency Board of Directors passed Resolution 13-17, which designated the South Redwood Road Urban Renewal Survey Area and reauthorized the survey area through Resolution 15-01.

The blight study has been completed and several of the statutory factors that constitute blight under Utah law were found in the project area. The attached blight study provides additional detail, but blight factors were found in all 75 parcels within the project area, with many parcels exhibiting at least four of the statutory blight factors. Based on the findings of the blight study, a finding of blight is appropriate.

If the Board approves the resolution, staff will prepare a project area plan which will ultimately be presented to the Board and the City Council for review.

RECOMMENDATION:

Agency staff recommends approval of the resolution.

SUBMITTED BY:

Jeff Jackson
Director of Business Development

REDEVELOPMENT AGENCY OF WEST VALLEY CITY

RESOLUTION NO. _____

**RESOLUTION OF THE BOARD OF DIRECTORS OF THE
REDEVELOPMENT AGENCY OF WEST VALLEY CITY,
UTAH, PURSUANT TO UTAH CODE ANNOTATED
SECTION 17C-2-303, MAKING A FINDING OF BLIGHT IN
THE PROPOSED “SOUTH REDWOOD ROAD URBAN
RENEWAL SURVEY AREA”.**

WHEREAS, the Redevelopment Agency of West Valley City (the "Agency") was created to transact the business and exercise the powers provided for in the former Utah Neighborhood Development Act, former Utah Redevelopment Agencies Act, the current Utah Community Development and Renewal Agencies Act and any successor law or act (the "Act"); and

WHEREAS, pursuant to the Act, the Agency is duly authorized to designate by resolution of the governing body of the Agency one or more urban renewal project survey areas; and

WHEREAS, the Agency designated the “South Redwood Road Urban Renewal Survey Area” described or shown in Exhibit "A" (the “Survey Area”) by Resolutions 13-17 and 15-01; and

WHEREAS, pursuant to Utah Code Annotated Section 17C-2-301, as amended, the Agency caused a blight study to be conducted and completed in the Survey Area, the results of which are included as Exhibit “B” (the “Blight Study”); and

WHEREAS, pursuant to Utah Code Annotated Section 17C-2-302, as amended, the record property owners located within the Survey Area were allowed the opportunity, for at least 30 days before the blight hearing, to review the evidence of blight compiled by the Agency or by the person or firm that conducted the blight study for the Agency, including any expert report; and

WHEREAS, pursuant to Utah Code Annotated Sections 17C-2-501, et.seq., as amended, due notice of the blight hearing by publication and by mail, was given by the Agency to the record property owners, the State Tax Commission, the Salt Lake County Assessor and Auditor and the taxing entities; and

WHEREAS, pursuant to Utah Code Annotated Sections 17C-2-102 and 17C-2-302, as amended, the Agency held a public hearing on March 10, 2015 and at the public hearing received and considered evidence regarding whether or not the proposed Survey Area is a blighted area as defined in Utah Code Annotated Section 17C-2-303; and

WHEREAS, at the blight hearing, the Agency:

- (a) Permitted all evidence of the existence or nonexistence of blight within the proposed Survey Area presented; and
- (b) Permitted each record owner of property located within the proposed Survey Area or the record owner's representative to:
 - (i) Examine and cross-examine witnesses providing evidence of the existence or nonexistence of blight; and
 - (ii) Present evidence and testimony, including expert testimony, concerning the existence or nonexistence of blight; and
- (c) Considered all written and oral objections regarding the existence or nonexistence of blight received as well as all evidence, documents and comments regarding blight in the Survey Area; and

WHEREAS, the Board of Directors of the Redevelopment Agency of West Valley City, Utah, does hereby determine that it is in the best interests of the health, safety and welfare of the citizens of West Valley City to make a finding as to whether or not blight exists in the proposed Survey Area; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE REDEVELOPMENT AGENCY OF WEST VALLEY CITY, UTAH, THAT THE BOARD OF DIRECTORS DOES HEREBY FIND AND DETERMINE AS FOLLOWS:

1. The Agency hereby finds that the Survey Area described or shown in Exhibit "A," attached hereto and incorporated herein, consists predominately of nongreenfield parcels and is currently zoned for urban purposes and generally served by utilities.

2. The Agency hereby finds that the Survey Area described or shown in Exhibit "A," attached hereto and incorporated herein, contains more than 50% of parcels that have nonagricultural or non-accessory buildings or improvements used or intended for residential, commercial, industrial or other urban purposes, or any combination of those uses. The Survey Area comprises 94.37 total acres, which includes 75 private parcels.

3. The Agency hereby finds that the Survey Area described or shown in Exhibit "A," attached hereto and incorporated herein, is presently in a condition that substantially impairs the sound growth of the municipality, retards the provision of housing accommodations, constitutes an economic liability, or is detrimental to the public health, safety or welfare, as shown by the existence within the Survey Area of at least four of the following criteria:

- A. Substantial physical dilapidation, deterioration, or defective construction of buildings or infrastructure. All 75 parcels met this criterion. Due to the number of affected parcels and the area-wide nature of this blight factor, this blight condition was found to be an Area Wide Finding.
- B. Significant noncompliance with current building code, safety code, health code, fire code, or local ordinances. All 75 parcels met this criterion. Due to the number of

affected parcels and the area-wide nature of this blight factor, this blight condition was found to be an Area Wide Finding.

- C. Unsanitary or unsafe conditions in the proposed project area, which threaten the health, safety and welfare of the community. 43 of the 75 parcels, representing 95% of the acreage of the Survey Area, met this criterion. Due to the number of affected parcels and the area-wide nature of this blight factor, this blight condition was found to be an Area Wide Finding.
- D. Excessive vacancy, abandoned buildings, or vacant lots within the Survey Area. 46 of the 75 parcels, representing 52% of the acreage of the Survey Area, met this criterion. Due to the number of affected parcels and the area-wide nature of this blight factor, this blight condition was found to be an Area Wide Finding.
- E. Abandoned or out-dated facilities that pose a threat to public health, safety or welfare. 29 of the 75 parcels, representing 68% of the acreage of the Survey Area, met this criterion.

4. Based on the foregoing, the Agency hereby finds that at least fifty percent (50%) of the parcels located in the Survey Area are affected by at least one of the aforementioned blight factors, but not necessarily the same factor; and

5. Based on the foregoing, the Agency hereby finds that the affected parcels comprise at least sixty six percent (66%) of the total acreage in the Survey Area; and

6. The Agency hereby adopts the findings of the Blight Study and finds the existence of blight in the Survey Area.

7. The Agency hereby selects the Survey Area in its entirety as a project area and authorizes Agency staff to prepare a draft project area plan for the Survey Area.

PASSED, APPROVED, and MADE EFFECTIVE this _____ day of _____, 2015.

REDEVELOPMENT AGENCY OF
WEST VALLEY CITY

CHAIR

ATTEST:

SECRETARY

EXHIBIT A
SURVEY AREA

EXHIBIT B
BLIGHT STUDY

WEST VALLEY CITY – URA BOUNDARY DESCRIPTION

A parcel of land situate in Section 34, Township 1 South, Range 1 West, Salt Lake Base and meridian, being more particularly described as follows:

Beginning at a point on the Northerly Boundary Line of 4100 South Street, said point being North 00°01'15" West 55.40 feet along the Section Line and perpendicularly South 89°58'45" West 79.00 feet from the South Quarter Corner of Section 34, Township 1 South, Range 1 West, Salt Lake Base and Meridian,

thence the following seven (7) courses along said Northerly Boundary Line of 4100 South Street:

- 1) thence South 89°38'05" West 7.00 feet;
- 2) thence South 00°26'17" West 4.83 feet;
- 3) thence South 89°45'41" West 19.00 feet;
- 4) thence South 00°14'19" East 10.00 feet;
- 5) thence North 89°53'33" West 720.98 feet;
- 6) thence westerly 119.71 feet along the arc of a 1,152.19 feet radius curve to the right (center bears North 00°06'26" East and the chord bears North 86°54'58" West 119.66 feet with a central angle of 05°57'11");
- 7) thence westerly 38.88 feet along the arc of a 1,258.19 feet radius curve to the left (center bears South 06°03'38" West and the chord bears North 84°49'29" West 38.88 feet with a central angle of 01°46'14");

thence North 20°19'19" West 69.34 feet;

thence North 31°22'22" West 90.41 feet;

thence North 40°22'43" West 89.83 feet;

thence North 38°51'55" West 121.94 feet;

thence North 39°19'09" West 90.39 feet to a point on the Easterly Boundary Line of Briarwood Plat "D";

thence North 00°06'32" West 226.06 feet along said Easterly Boundary Line of Briarwood Plat "D";

thence South 89°57'10" East 1,015.53 feet;

thence North 00°01'15" West 162.38 feet;

thence North 89°58'45" East 153.00 feet to a point on the Westerly Boundary Line of Redwood Road;

thence North 00°01'15" West 325.00 feet along said Westerly Boundary Line of Redwood Road;

thence South 89°58'52" West 211.00 feet;

thence North 00°01'15" West 175.36 feet;

thence South 89°59'18" West 625.73 feet;

thence North 25°00'00" East 732.30 feet;

thence North 89°55'47" East 527.00 feet to a point on said Westerly Boundary Line of Redwood Road;

thence North 00°01'15" West 664.77 feet along said Westerly Boundary Line of Redwood Road to a point

on the Southerly Boundary Line of 3800 South Street;

thence the following five (5) courses along said Southerly Boundary Line of 3800 South Street:

- 1) South 89°52'15" West 91.90 feet;

- 2) thence westerly 89.88 feet along the arc of a 310.00 feet radius curve to the right (center bears North 00°07'45" West and the chord bears North 81°49'25" West 89.56 feet with a central angle of 16°36'41");

- 3) thence westerly 121.93 feet along the arc of a 652.50 feet radius curve to the left (center bears South 16°28'56" West and the chord bears North 78°52'16" West 121.75 feet with a central angle of 10°42'23");

4) thence North 00°01'15" West 3.46 feet;

5) thence South 89°52'15" West 938.90 feet to a point on the Easterly Boundary Line of 1950 West Street;
thence North 00°01'15" West 952.44 feet more or less along said Easterly Boundary Line of 1950 West Street to a point on the Southerly Boundary Line of Redwood Village Condominiums;
thence North 89°58'45" East 1,344.90 feet along said Southerly Boundary Line of Redwood Village Condominiums extended to a point on the Easterly Boundary Line of Redwood Road;
thence the following 3 (three) courses along said Easterly Boundary Line of Redwood Road and the Westerly Boundary Line of Compass Renaissance Condominiums:

- 1) South 00°01'15" East 179.54 feet;
- 2) thence South 89°58'45" West 3.00 feet;
- 3) thence South 00°01'48" East 7.54 feet to a point on the Southerly Boundary Line of Compass Renaissance Condominiums;

thence the following four (4) courses along said Southerly Boundary Line of Compass Renaissance Condominiums

- 1) North 89°58'45" East 86.50 feet;
- 2) thence South 81°15'59" East 114.12 feet;
- 3) thence South 82°53'45" East 202.27 feet;
- 4) thence South 00°01'15" East 149.74 feet more or less;

thence South 89°56'47" West 397.00 feet to a point on said Easterly Boundary Line of Redwood Road;
thence South 00°01'15" East 301.85 feet along said Easterly Boundary Line of Redwood Road;
thence North 89°57'58" East 564.33 feet;
thence South 00°01'15" East 6.21 feet more or less;
thence North 89°59'10" East 705.95 feet to a point on the Westerly Boundary Line of Kingspointe Phase 3 Subdivision;

thence South 00°04'30" West 302.94 feet along the Westerly Boundary Line of Kingspointe Phase 3 Subdivision to the Northeast Corner of The Gates at Kingspointe Phase 9 Condominiums;
thence South 89°59'57" West 437.77 feet more or less along the Northerly Boundary line of The Gates at Kingspointe Phase 9-12 Condominiums to the Northwest Corner of The Gates at Kingspointe Phase 12 Condominiums;

thence South 00°00'26" East 549.79 feet along the Westerly Boundary Line of The Gates at Kingspointe Phase 12, 2 and 1 Condominiums extended to a point on the Southerly Boundary Line of 3860 South Street;
thence South 89°59'10" West 60.05 feet along said Southerly Boundary Line of 3860 South Street;
thence South 02°25'00" East 283.28 feet more or less;
thence South 89°56'12" West 266.66 feet;
thence South 00°01'15" East 741.07 feet to a point on the Northerly Boundary Line of King's Row Manor Subdivision;

thence West 270.00 feet along said Northerly Boundary Line of King's Row Manor Subdivision;
thence the following five (5) courses along the Westerly Boundary Line of said King's Row Manor:

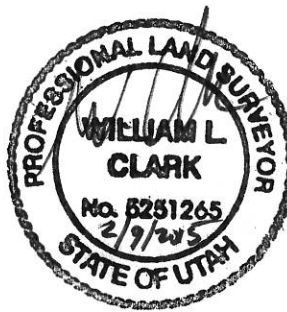
- 1) South 00°01'15" East 90.75 feet;
- 2) thence East 256.00 feet;
- 3) thence South 00°01'15" East 93.75 feet;
- 4) thence West 15.89 feet;
- 5) thence South 02°45'00" West 758.84 feet more or less to a point on said Northerly Boundary Line of 4100 South Street;

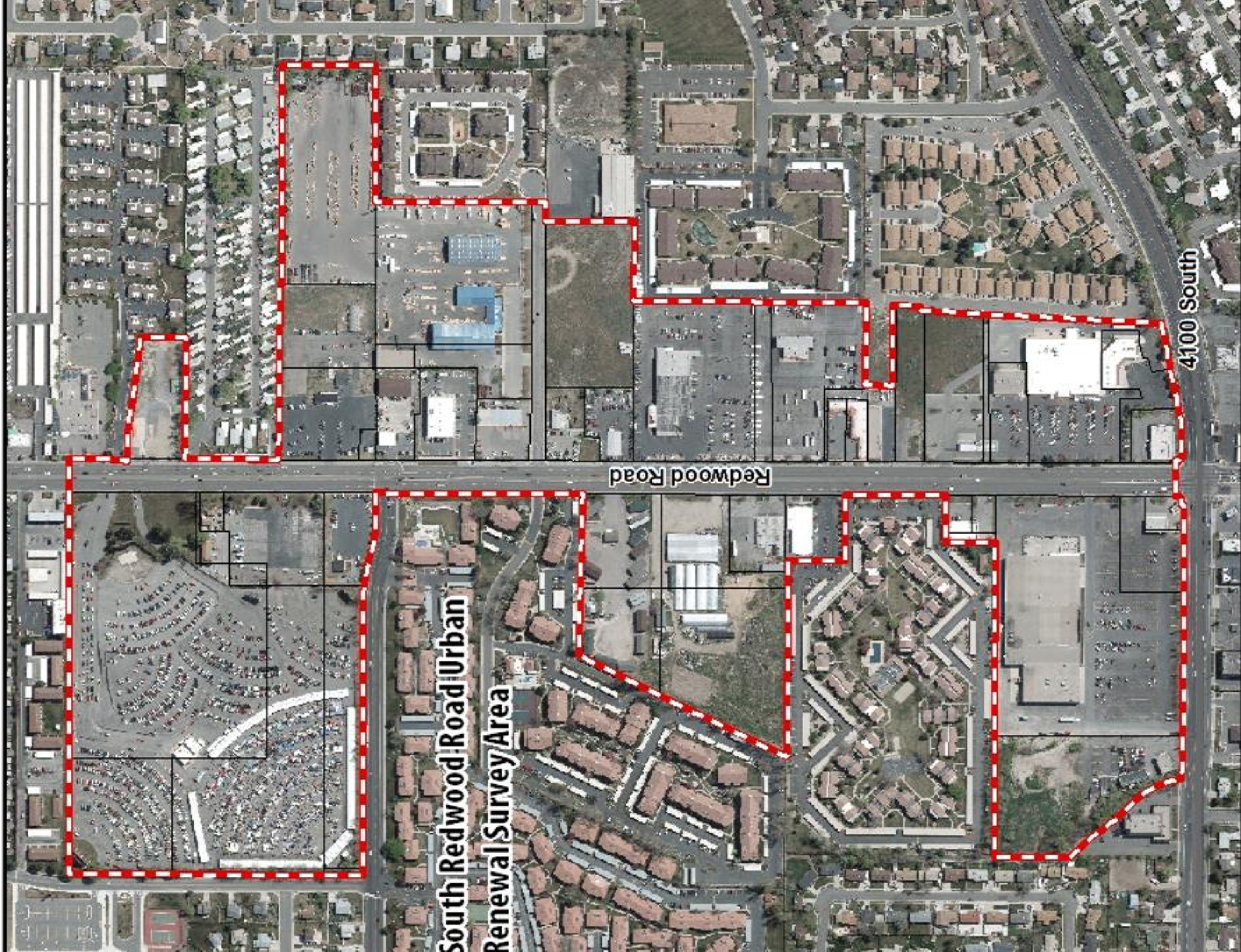
thence the following nine (9) courses along said Northerly Boundary Line of 4100 South Street:

- 1) South 76°14'49" West 284.68 feet more or less;
- 2) thence South 00°01'15" East 4.05 feet;
- 3) thence South 77°45'14" West 31.32 feet;
- 4) thence westerly 119.50 feet along the arc of a 1,808.34 feet radius curve to the right (center bears North 03°59'26" West and the chord bears South 87°54'09" West 119.48 feet with a central angle of 03°47'11");

5) thence South 89°47'45" West 5.88 feet;
6) thence North 00°12'15" West 6.00 feet;
7) thence South 89°39'24" West 9.98 feet;
8) thence North 00°01'15" West 15.50 feet;
9) thence South 89°58'45" West 8.00 feet
thence South 83°42'37" East 106.64 feet to the Point of Beginning.

Contains approximately 4,701,777 square feet or 107.94 acres.





South Redwood Road Urban
Renewal Survey Area

Redwood Road

4100 South



Bonneville Research

170 South Main Street Suite 775
Salt Lake City • Utah • 84101
801-364-5300

September 16, 2014

Mr. Mark Nord
Economic Development
West Valley City
3600 Constitution Blvd
West Valley City, UT 84119

Re: Blight Study for West Valley City South Redwood Urban Renewal Survey Area and Proposed Project Area

This information is intended to provide the Redevelopment Agency of West Valley City (the “Agency”) the information to assist the Agency in making a technically sound determination of whether or not blighted conditions are present in the West Valley City South Redwood Urban Renewal Survey Area (“Survey Area”) and the proposed West Valley City South Redwood Urban Renewal Project Area (Project Area”).

West Valley City South Redwood Urban Renewal Survey Area Findings:

The proposed West Valley City South Redwood Urban Renewal Project Area contains 94.37 acres +/- of private real property divided into 75 parcels.

The proposed West Valley City South Redwood Urban Renewal Project Area does meet the following tests:

1. The proposed Project Area consists predominantly of non-greenfield parcels;
2. The proposed Project Area is currently zoned for urban purposes and generally served by utilities; zoned for urban purposes - Restricted to certain uses and development, such as industrial, commercial and residential.
3. At least 50% of the parcels within the proposed Project Area contain nonagricultural or non-accessory buildings or improvements used or intended for residential, commercial, industrial, or other urban purposes, or any combination of those uses.
4. The present condition or use of the proposed Project Area substantially impairs the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic liability or is detrimental to the public health, safety or welfare, as shown by the existence of at least four of the statutory factors of blight, leading to the cumulative conclusion of blighted conditions in the Survey Area and proposed Project Area.

- a. Seventy five (75) of the total of seventy five (75) or 100% of the number of private parcels for a total of 94.37 +/- acres or 100% of the total proposed West Valley City South Redwood Urban Renewal Project Area exhibit at least one of the legislated "blight" factors.
- b. Thirty (30) of the total of seventy five (75) or 40% of the number of private parcels for a total of 64.42 +/- acres or 68% of the total proposed West Valley City South Redwood Urban Renewal Project Area exhibit four or more of the legislated blight factors.

As a result of our survey, and the additional information presented it is our opinion that the proposed West Valley City South Redwood Urban Renewal Project Area is a "blighted area" in conformity with Sections 17C-2-301 and 17C-2-303 Utah Code Annotated 1953, as amended, the renewal of which is necessary to effectuate a public purpose.

We have enjoyed the challenge of this assignment and look forward to a continued working relationship with the Redevelopment Agency of West Valley City.

Sincerely,

Bonneville Research

Jonathan L. Springmeyer

BLIGHT ANALYSIS SURVEY OBJECTIVES AND SUMMARY

The term "blight" describes a wide range of problems ranging from the physical deterioration of buildings to the presence of health and social problems of the survey population. The Utah **"Community Development and Renewal Agencies Act"** requires the collection of technical documentation, which could be considered by the legislative body in supporting a legislative finding of blight. The Redevelopment Agency of West Valley City makes this determination before an Urban Renewal Project Area is established.

To examine this requirement, Bonneville Research undertook the collection of technical documentation which could be considered by the Redevelopment Agency and the legislative body in supporting a finding of blight, as defined and determined by Sections 17C-2-301 and 17C-2-303 Utah Code Annotated 1953, as amended.

For this report the definition of "blight", and the technical process followed to determine the presence of blight, is specific to Sections 17C-2-301 and particularly 17C-2-303 Utah Code Annotated 1953, as amended, which defines the existence of blight and the "factors" which contribute to blight.

Legislative "Blight" Factors:

- ✓ (a) (i) the proposed project area consists predominantly of non-greenfield parcels;
(ii) the proposed project area is currently zoned for urban purposes and generally served by utilities;
(iii) at least 50% of the parcels within the proposed project area contain nonagricultural or non-accessory buildings or improvements used or intended for residential, commercial, industrial, or other urban purposes, or any combination of those uses;
(iv) the present condition or use of the proposed project area
 - ✓ substantially impairs the sound growth of the municipality,
 - ✓ retards the provision of housing accommodations, or
 - ✓ constitutes an economic liability or is detrimental to the public health, safety, or welfare, as shown by the existence within the proposed project area of at least four of the following factors:
 1. One of the following, although sometimes interspersed with well maintained buildings and infrastructure:
 - a. substantial physical dilapidation, deterioration, or defective construction of buildings or infrastructure; or
 - b. significant noncompliance with current building code, safety code, health code or fire code requirements or local ordinances;
 2. Unsanitary or unsafe conditions in the proposed project area that threaten the health, safety or welfare of the community;
 3. Environmental hazards, as defined in state or federal law, that require remediation as a condition for current or future use and development;
 4. Excessive vacancy, abandoned buildings, or vacant lots within an area zoned for urban use and served by utilities;
 5. Abandoned or out-dated facilities that pose a threat to public health, safety, or welfare;
 6. Criminal activity in the project area, higher than that of comparable non-blighted areas in the municipality or county;
 7. Defective or unusual conditions of title rendering the title non-marketable;
- (v) (A) at least 50% of the parcels within the proposed project area are affected by at least one of the factors, but not necessarily the same factor, listed in Subsection (1)(a)(iv); and

(B) the affected parcels comprise at least 66% of the acreage of the proposed project area;

Key Elements of “Community Development and Renewal Agencies Act”:

The “Community Development and Renewal Agencies Act” requires the assembly of a substantial body of information on a wide range of physical conditions in the Survey Area. The data must exhibit the characteristics of detail and reliability in measuring the characteristics enumerated in the before quoted statutes. Further, the data collected must be supported by a methodologically sound procedure, carried out by experienced professionals.

It is important to note the finding of blight is a cumulative conclusion attributable to the presence of a number of blighting factors.

- ✓ No single factor may be authoritatively cited as a "cause" of blight.
- ✓ It is a function of the presence of several physical or environmental factors, which, in combination produce the phenomenon known as blight.

The goal of the proven Bonneville Research approach has been to formulate a broad range of measurable indices capable of measuring the presence or lack of presence of the physical and environmental factors set forth in the “Community Development and Renewal Agencies Act”, as amended.

Legislative Criteria - Methodology or Index

- (a) (i) the proposed project area consists predominantly of non-greenfield parcels;
- (ii) the proposed project area is currently zoned for urban purposes and generally served by utilities;
- (iii) at least 50% of the parcels within the proposed project area contain nonagricultural or nonaccessory buildings or improvements used or intended for residential, commercial, industrial, or other urban purposes, or any combination of those uses;
- (iv) the present condition or use of the proposed project area substantially impairs the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic liability or is detrimental to the public health, safety, or welfare, as shown by the existence within the proposed project area of at least four of the following factors:

(A(1)) Substantial physical dilapidation, deterioration, or defective construction of buildings or infrastructure

- Detailed survey of the building conditions, environmental deficiencies, and land use.
 - Needs maintenance
 - Needs rehab
 - Needs major repair
 - Needs removal

- Building, Electrical, Fire, Energy, Seismic, and ADA Codes; Structural deficiencies, significant lack of code compliance, the nature and quality of landscaping, building facade conditions, the condition of paving, street and sidewalk conditions.
- Infrastructure - Aging, obsolete, broken infrastructure.
- Land Use Configurations - The design, layout and use of areas including access, parking, visibility, and other factors which impact on vacant and underutilized buildings. Poor, awkward or now illegal plot plans and property dimensions. Inability to create workable land assemblies or reuses without intervention. Inadequate public r-o-w and public purpose easements.

OR

(A(2)) Significant noncompliance with current building code, safety code, health code or fire code requirements or local ordinances.

- Building, Electrical, Fire, Energy, Seismic, and ADA Codes; Structural deficiencies, significant lack of code compliance, the nature and quality of landscaping, building facade conditions, the condition of paving, street and sidewalk conditions.

(B) Unsanitary or unsafe conditions in the proposed project area that threaten the health, safety or welfare of the community;

- Detailed survey of public health, social, facilities and economic problems.
- Excessive Fire Danger
- FEMA flood zone
- Geocoding of public health, social, facilities and economic problems.

(C) Environmental hazards, as defined in state or federal law, that require remediation as a condition for current or future use and development;

Detailed survey of environmental deficiencies, and land use.

- CERCLIS, LUST & UST computer search of Utah State files.
- Field survey of potential environmental problems, including asbestos construction, petroleum storage, and other hazardous waste problems.

(D) Excessive vacancy, abandoned buildings, or vacant lots within an area zoned for urban use and served by utilities;

- Location of vacant, boarded or empty structures, properties for sale, and non-owner occupied residences and properties.
- Detailed survey of trash and debris, overgrown weeds, vacant and boarded structures.
- Economic trends as indicated by retail sales, number and quality of retail establishments, and employment.
- Declines in property values.

- (E) **Abandoned or out-dated facilities that pose a threat to public health, safety, or welfare;**
- Lack of adequate public infrastructure.
 - Building built prior to the state enactment of a Seismic code.
 - Obsolete, vacant, structures, properties for sale, and non-owner occupied residences and properties.
 - Detailed survey of the building conditions, environmental deficiencies, land use, age, incompatibility, and assessed valuation.
 - Geocoding of environmental and economic problems.
 - Detailed survey of trash and debris, overgrown weeds, vacant and boarded structures.
 - Economic trends as indicated by retail sales, number and quality of retail establishments, and employment.
 - Declines in property values.
- (F) **Criminal activity in the project area, higher than that of comparable non-blighted areas in the municipality or county;**
- Geocoding of calls for service, criminal activity, social and economic problems.
- (G) **Defective or unusual conditions of title rendering the title non-marketable;**
- Ongoing foreclosures, lease defaults, tax defaults, multiple liens
 - Improper, dangerous site access or accessibility.

The finding of blight is a cumulative conclusion attributable to not one, but several physical and environmental factors. No single factor should be cited as a cause of blight. Indeed, blight is attributable to a multiplicity of influences, which, in combination, produce the phenomenon of "Blight".

SURVEY AREA FINDINGS

Under terms of the contract with the Agency, the Bonneville Research project team performed a field survey and analysis of conditions relating to blight in the South Redwood Urban Renewal Survey Area, as defined by the "Community Development and Renewal Agencies Act", and specifically Sections 17C-2-301 and 17C-2-303 Utah Code Annotated, 1953, as amended. The survey and analysis was performed from November, 2009 to current to collect the physical data pertaining to conditions enumerated in the completed blight study.

The South Redwood Urban Renewal Survey Area comprises the following:

✓ Total Non Public Acreage in the Survey Area:	94.37
✓ Number of Private Parcels in the Survey Area:	75
✓ Total Public Acreage in the Area:	0
✓ Number of Public Parcels in the Area:	0
✓ Privately owned acreage in the Survey Area with Buildings or Improvements	94.37
✓ Number of Private Parcels with Buildings or Improvements:	75

Therefore, as a result of the field survey and analysis of conditions relating to blight in the South Redwood Urban Renewal Survey Area and recommendations by Bonneville Research, the following South Redwood Urban Renewal Project Area is proposed:

Proposed West Valley City South Redwood Urban Renewal Project Area:

Total Non Public Acreage in proposed Project Area:	94.37
Number of Private Parcels in Proposed Project Area:	75
Private Acreage in Proposed Project Area with Buildings or Improvements	94.37
Number of Private Parcels with Buildings or Improvements:	75
% of the number of Private Parcels with Buildings or Improvements:	100%
% of the total Private Acreage with Buildings or Improvements:	100%

Blight Findings:

Proposed West Valley City South Redwood Urban Renewal Project Area:

1. The proposed Project Area consists predominantly of non-greenfield parcels.
 - "Greenfield" means land not developed beyond agricultural or forestry use
 - The proposed Project Area contains no greenfield parcels.
2. The proposed Project Area is currently zoned for urban purposes and generally served by utilities; zoned for urban purposes - Restricted to certain uses and development, such as industrial, commercial and residential:
 - The proposed Project Area is served by Electric, Water/Sewer, and Gas utilities, and is served by roads.
 - The proposed Project Area is zoned C-2, C-3, RMH, or A in its entirety.
3. At least 50% of the parcels within the proposed Project Area contain nonagricultural or non-accessory buildings or improvements used or intended for residential, commercial, industrial, or other urban purposes, or any combination of those uses:
 - 75 of the 75 parcels in the proposed Project Area contain buildings or improvements used or intended for residential, commercial, industrial, or other urban purposes.
 - The parcels containing buildings or improvements represent 100% of the total parcels in the Project Area
 - The parcels containing buildings or improvements represent 100% of the acreage in the Project Area.
4. The present condition or use of the Survey Area:
 - ✓ substantially impairs the sound growth of the municipality,
 - ✓ retards the provision of housing accommodations, or
 - ✓ constitutes an economic liability or is detrimental to the public health, safety, or welfare, as shown by the existence within the proposed Project Area of at least four of the following factors:
 - A. One of the following, although sometimes interspersed with well maintained buildings and infrastructure:
 1. substantial physical dilapidation, deterioration, or defective construction of buildings or infrastructure; or
Seventy five (75) of the seventy five (75) or one hundred percent (100%) of the parcels met this blight factor. The affected parcels represented one hundred percent (100%) of the total acreage. Some of the conditions exhibited are: substantial physical dilapidation, deterioration, or defective construction of buildings or infrastructure.
 2. Significant noncompliance with current building code, safety code, health code ,or fire code requirements or local ordinances;
Seventy five (75) of the seventy five (75) or one hundred percent (100%) of the parcels met this blight factor. The affected parcels represented one hundred percent (100%) of the total acreage. Some of the conditions exhibited are: significant noncompliance with current building code, safety code, health code, or fire code requirements or local ordinances.

- B. Unsanitary or unsafe conditions in the proposed project area that threaten the health, safety or welfare of the community;

Forty three (43) of the seventy five (75) or fifty seven percent (57%) of the parcels met this blight factor. The affected parcels represented ninety five percent (95%) of the total acreage. Some of the conditions exhibited are: unsanitary or unsafe conditions in the proposed project area that threaten the health, safety or welfare of the community.

Due to the number of affected parcels and the area-wide nature of this blight factor, this blight condition is determined to be an AREA WIDE FINDING.

- C. Environmental hazards, as defined in state or federal law, that require remediation as a condition for current or future use and development;

Three (3) of seventy five (75) or four percent (4%) of the parcels met this blight factor. The affected parcels represented two percent (2%) of the total acreage. Some of the conditions exhibited are: environmental hazards, as defined in state or federal law, that require remediation as a condition for current or future use and development.

- D. Excessive vacancy, abandoned buildings, or vacant lots within an area zoned for urban use and served by utilities;

Forty six (46) of the seventy five (75) or sixty one percent (61%) of the parcels met this blight factor. The affected parcels represented fifty two percent (52%) of the total acreage. Some of the conditions exhibited are: excessive vacancy, abandoned buildings, or vacant lots within an area zoned for urban use and served by utilities.

The Retail vacancy rate for this area is 11.0%.

Due to the number of affected parcels and the area-wide nature of this blight factor, this blight condition is determined to be an AREA WIDE FINDING.

- E. Abandoned or out-dated facilities that pose a threat to public health, safety, or welfare;

Twenty nine (29) of the seventy five (75) or thirty nine percent (39%) of the parcels met this blight factor. The affected parcels represented sixty eight percent (68%) of the total acreage. Some of the conditions exhibited are: abandoned or out-dated facilities that pose a threat to public health, safety, or welfare.

- F. Criminal activity in the project area, higher than that of comparable non-blighted areas in the municipality or county; and

Criminal activity in the proposed project area was NOT higher than that of a comparable non-blighted area in the municipality.

- G. Defective or unusual conditions of title rendering the title non-marketable;

Zero (0) of the seventy five (75) or zero percent (0%) of the parcels exhibit defective or unusual conditions of title rendering the title non-marketable.

Proposed West Valley City South Redwood Urban Renewal Project Area:

FINDING A.

1. The Proposed West Valley City South Redwood Urban Renewal Project Area contains 94.37 +/- acres of private real property.
2. The Proposed West Valley City South Redwood Urban Renewal Project Area does meet the following tests:
 - The proposed Project Area consists predominantly of non-greenfield parcels;
 - The proposed Project Area is currently zoned for urban purposes and generally served by utilities.
 - At least 50% of the parcels within the proposed Project Area contain nonagricultural or nonaccessory buildings or improvements used or intended for residential, commercial, industrial, or other urban purposes, or any combination of those uses
 - At least 50% of the parcels within the proposed Project Area are affected by at least one of the blight factors, but not necessarily the same factor.
 - The affected parcels comprise at least 66% of the acreage of the proposed Project Area

FINDING B.

Seventy five (75) of the total of seventy five (75) or 100% of the number of private parcels for a total of 94.37 +/- acres or 100% of the total proposed West Valley City South Redwood Urban Renewal Project Area exhibit at least one of the legislated "blight" factors.

Thirty (30) of the total of seventy five (75) or 40% of the number of private parcels for a total of 64.42 +/- acres or 68% of the total proposed West Valley City South Redwood Urban Renewal Project Area exhibit four or more of the legislated blight factors.

FINDING C.

The proposed West Valley City South Redwood Urban Renewal Project Area is a blighted area, the renewal of which is necessary to effectuate a public purpose. Evidence of "blight" conditions or indicators was found in the proposed Project Area, sufficient to be determined to be present area wide, and therefore leads to the cumulative conclusion of blighted conditions in the proposed West Valley City South Redwood Urban Renewal Project Area.